



Beatrice Pacheco <beatrice.pacheco@lacity.org>

Fwd: 4233 N. Rhodes Avenue, Property Owner Letter

1 message

Ken Bernstein <ken.bernstein@lacity.org>
To: Beatrice Pacheco <Beatrice.Pacheco@lacity.org>

Thu, Sep 29, 2016 at 12:59 PM

----- Forwarded message -----

From: **Melissa Jones** <melissa.jones@lacity.org>
Date: Mon, Sep 12, 2016 at 5:19 PM
Subject: 4233 N. Rhodes Avenue, Property Owner Letter
To: Richard Barron <richardbarron@mac.com>, Gail Kennard <gmk@kdgarchitects.com>, "Barry A. Milofsky" <barry@m2a-architects.com>, Jeremy Irvine <jeremy@jeremyirvine.com>
Cc: Ken Bernstein <ken.bernstein@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>

Dear Commissioners,

Please see the attached letter submitted on behalf of the property owner of the Johnson Folk Art House, 4233 N. Rhodes Avenue, which is scheduled as a final determination agenda item to be heard before you this Thursday, September 15, 2016.

Best regards,
Melissa

Melissa Jones Los Angeles Department of City Planning
Office of Historic Resources
T 213.978.1192
E melissa.jones@lacity.org
200 N. Spring St., Room 559
Los Angeles, CA 90012



 Cultural Heritage Commission_Letter of September 9, 2016.pdf
10022K



ELIZABETH A. CAMACHO
Senior Counsel

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Los Angeles, CA 90067

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ecamacho@loeb.com

September 9, 2016

Cultural Heritage Commission
City of Los Angeles
200 N. Spring Street
Room 559
Los Angeles, CA 90012

Re: 4233 N. Rhodes Avenue (the "Property")(CHC-2016-2915-HCM; ENV-2016-2916-CE)

Honorable Commissioners:

We are writing on behalf of our client, the JS Family Trust, which is the owner of the Property under consideration by the Commission, to support the staff recommendation to decline the designation of the Property as a City of Los Angeles Historic-Cultural Monument.

The JS Family Trust was established by Karl Johnson and his wife Barbara Smith who owned and resided at the Property. Mr. Johnson passed away on August 7, 2015 and Ms. Smith passed away less than a year later, on May 12, 2016. The successor trustees and beneficiaries of the JS Family Trust are the three sisters of Mr. Johnson and Ms. Smith, Diane Brady (age 67), Diane Elledge (age 76) and Judith Johnson (age 75). The Property is the primary asset of the JS Family Trust, and designation of the Property would significantly, adversely, and unnecessarily impact its value.

Notably, while the Property was nominated by the Department of City Planning, the Department now recognizes that Mr. Johnson's "folk art" artwork that was once located at the Property is no longer located there and has been distributed to Mr. Johnson's family and heirs for their private remembrance and celebration of his life. Staff agrees that the existing house and remnants of Mr. Johnson's work do not themselves meet the criteria for designation as a Monument. In addition, the existing structures are in extremely poor condition, some are subject to City requirements for removal, and maintaining the existing structures and improvements at the Property would impose unwanted and costly burdens on Mr. Johnson's family.

Mr. Johnson has generously donated numerous pieces of his artwork to the City – without any type of compensation whatsoever – and they remain available for public enjoyment. The pieces installed at his home were his private collection and have been properly distributed to his family and friends following his death. Mr. Johnson's family should be permitted to honor his life and mourn his passing without diminishing the value of his estate's primary asset and the threat of liability that would accompany designation of the Property. It would be profoundly

ironic and unfair for Mr. Johnson's family to be saddled with the burden of preserving the Property against their wishes.

A. Mr. Johnson's Artwork Has Been Removed from the Property and Distributed to His Family in Accordance with His Wishes

The sole basis for the Department's proposed nomination of the Property was Mr. Johnson's artwork that was previously located at the Property "particularly the front façade of the main dwelling, carport and driveway" and "throughout the property, in the rear yard, front yard, driveway, and in the public right-of-way in front of the house." Historic-Cultural Monument Nomination Form. As Staff now recognizes, those art works were Mr. Johnson's personal property, and following his death and the death of his wife, virtually all of them were removed and distributed to family members in accordance with Mr. Johnson's wishes. While the proposed designation of the Property has slowed and disrupted the distribution process, and a few pieces still remain at the Property awaiting relocation, they will be removed and distributed to his family and heirs. Neither Mr. Johnson, Ms. Smith nor their family members have ever intended that any of Mr. Johnson's work remain at the Property following his death, and no family members have ever intended to live at the Property following the deaths of Mr. Johnson and Ms. Smith.

The Property is the primary asset of the JS Family Trust, and Mr. Johnson and Ms. Smith intended that it be sold upon their death, for the benefit of their sisters, the trust beneficiaries. Neither Mr. Johnson, Ms. Smith nor the trust beneficiaries ever intended for the existing structures or any part thereof to remain. The Property's existing structures are in serious disrepair, requiring extensive and cost-prohibitive reconstruction to be safely habitable. Indeed, following the death of Mr. Johnson in August, 2015, Ms. Smith herself hoped to relocate and began the process of marketing the Property with the intention of removing all existing structures. Unfortunately, Ms. Smith's health deteriorated too quickly to allow her to sell the Property and relocate prior to her death.

B. The Property Does Not Meet Any of The Criteria For Designation As A City Historic-Cultural Monument

We concur with Staff's analysis that the Property does not meet Section 22.171.7 criteria for designation. Staff agrees that the Property does not embody any distinguishing characteristics of an architectural type specimen, is not a notable work of a master builder, designer or architect, and is not identified with any "historic personage" or with important events. Staff also agrees that the Property fails to meet the City's fourth criteria because it does not reflect or exemplify the "broad cultural, economic or social history of the nation, State or community."

As discussed above, the majority of the artwork previously located at the Property has been removed and distributed to family members in accordance with Mr. Johnson's wishes. As noted in the staff report, the work that currently remains on the Property is "damaged beyond repair" and the Property does not retain "sufficient integrity of materials, design, and workmanship." Moreover, the few remaining art pieces are also personal property belonging to the Trust and will be removed and distributed to family members in accordance with Mr. Johnson's wishes.

C. Designation Would Impose an Undue Financial Burden on Mr. Johnson's Family Members

In addition to Staff's recommendation against designation, unnecessary and inappropriate designation of the Property as a Monument would significantly damage the value of the Property which, as discussed above, is otherwise an ordinary – but deteriorated – single family home without particular significance. Moreover, it is not necessary to preserve Mr. Johnson's one-time residence in order to honor his artistic legacy. Throughout his lifetime Mr. Johnson was exceedingly generous with his art work, donating numerous pieces to the City of Los Angeles and his work remains available for public enjoyment at the Radford Artwalk and other locations throughout the City.

Indeed, the trust beneficiaries, the three sisters of Mr. Johnson and Ms. Smith, are in their late-sixties to mid-seventies and are relying on the Property as a critical asset to enable their retirement. Designation would immediately and significantly devalue the Property, depriving these three women of a much needed asset at a stage of life where such opportunities simply cannot be replaced. The proposed designation has already subjected Mr. Johnson's family to uncertainty and threat of loss by impacting the pending sale of the Property. The JS Family Trust has entered into a sale agreement that requires removal of all existing structures and improvements, and has sought to demolish the Property in order to close the sale and avoid the risk of liability posed by the existing conditions, which are discussed further below. Any subsequent redevelopment of the Property would be required to comply with the applicable City codes, including all applicable standards for this R1 zoned lot. The initiation of designation proceedings for the Property was made just two days prior to the scheduled close of escrow, jeopardizing the sale transaction, thwarting the JS Family Trust's efforts to address the existing safety threats on the Property, and creating distress and confusion at an emotionally difficult time for the family.

D. Preservation Would Create a Threat to Health and Safety and Impose Significant Liability Upon Mr. Johnson's Family

In addition to the fact that the Property does not meet the criteria for designation as a Monument, and that designation would damage the Property's value, requiring the Property's existing structures and improvements to remain would create a threat to health and safety and impose significant and unfair liability upon Mr. Johnson's family.

The existing structures are in a state of significant disrepair and deterioration and constitute unsafe conditions. The existing structures suffer from extensive wood rot and active termite infestation. Many portions of the existing structures are structurally unsound and are collapsing. Asbestos has been identified throughout the Property and the saturated condition would require extensive remediation of the structure and its systems, making it infeasible to retain the existing configuration of the house.

In addition, the house contains a number of features that were not permitted and that may pose a threat to health and safety. For example, an unpermitted elevator was installed between the first and second stories inside the house. The elevator has been removed but a jackhammered hole in the foundation and an opening in the second story floor remain and pose hazards. Mr. Johnson also erected an unpermitted steel suspension bridge in the backyard

leading from the house to a second story residence above the garage, and both the bridge and boarded up openings into the second stories of the house and garage pose unsafe conditions. The backyard also contains an unused and open swimming pool.

The Property is improved with a carport in the front yard, the roof of which has the appearance of a deck leading from the second story and comprises an integral part of the existing structure. Not only is this carport structurally unsound as a result of wood rot and termite infestation, but it is non-conforming and its continued maintenance is contrary to the September 29, 1982 Notice of Action of Board of Building and Safety Commissioners (the "Notice of Action"), attached hereto as **Exhibit A**. The Notice of Action permitted the non-conforming carport to remain only for the "life tenancy" of Karl Johnson and expressly required that "in the event that [Mr. Johnson] sells or no longer owns the property, the carport shall conform to the Building and Zoning Codes." As noted in the staff report, following Mr. Johnson's death the Department of Building and Safety issued a citation requiring removal of the carport.

In addition, some of the art pieces remaining at the Property are located on the public parkway, which is the subject of revocable encroachment permits issued to Mr. Johnson in 2007, attached hereto as **Exhibit B**. The terms of these permits require the permit holder to indemnify the City and maintain public liability and property damage insurance over the parkway area. As staff noted, the artwork remaining in the City parkway is significantly damaged and deteriorated. Among other things, portions of some art pieces include sharp or protruding edges. An electrical wire that may have been used to illuminate one of the art pieces extends from the house into the parkway. The JS Family Trust and its beneficiaries are not able to bear the risk and cost imposed by the existing encroachment permits, or to maintain the required insurance, and therefore seek to remove all artwork in the City parkway. Requiring preservation of any improvements in this area would subject Mr. Johnson's family to burdensome obligations that they do not have the resources to bear and which they are not willing to assume.

As staff notes, any designation of the Property, particularly the carport and the parkway (which were the primary focus of the Department's nomination), could be in conflict with Sections 22.171.14 and 22.171.11 of the Cultural Heritage Ordinance, which provide that the Ordinance's preservation efforts and limitations on demolition or substantial alteration of Monuments do not apply where demolition, relocation or substantial alteration of the Monument is in the interest of the "public health, safety or general welfare."

The successor trustees have attempted to comply with the Notice of Action and the citation from the Department of Building and Safety, and to address the existing hazards at the Property by demolishing the existing structures and improvements and have applied for a demolition permit. However, the pending designation proceedings have thwarted these efforts and the pending demolition permit was not issued. The Property remains vacant and the hazardous conditions continue.

E. Conclusion

We concur with Staff's recommendation that the Property does not meet the criteria for designation as a Monument. Mr. Johnson's artwork is the private property of Mr. Johnson's family and heirs and has been, or will be, properly distributed to his family members and friends none of whom live or intend to live at the Property. It would be profoundly ironic and unfair for



Mr. Johnson's family to be saddled with the burden of preserving the Property against their wishes. Mr. Johnson was exceedingly generous with his art work, donated numerous pieces to the City of Los Angeles without any type of compensation whatsoever, and his work remains available for public enjoyment at numerous locations throughout the City. Both the City and many of Mr. Johnson's neighbors actively opposed the installation of his art work at the Property, and Mr. Johnson was permitted to retain his work in the City parkway only by personally assuming significant cost and liability, which he carried for many years. Mr. Johnson and his family deserve to have their wishes respected and to demolish the existing structures and improvements for the benefit of the trust beneficiaries.

Accordingly, we respectfully request that the Commission disapprove the proposed designation of the Property. We look forward to attending the hearing on September 15, 2016 and responding to any questions the Commission may have.

Sincerely,

A handwritten signature in blue ink, reading 'Elizabeth A. Camacho', with a long horizontal flourish extending to the right.

Elizabeth A. Camacho
Senior Counsel

EXHIBIT A

Recording requested by and mail to:

82-1078450

Board of Building & Safety Commissioners
City of Los Angeles - Room 412
200 North Spring Street
Los Angeles, California 90012

FREE 1 B

Space above this line for Recorder's use

NOTICE OF ACTION OF BOARD OF BUILDING AND SAFETY COMMISSIONERS
OF THE CITY OF LOS ANGELES

Notice is hereby given that the Board of Building and Safety Commissioners at its
meeting of September 28, 1982 took the following action:

Approval of the request, provided that structure is open on all
sides except where connected to the existing dwelling.

Further, the approval is granted for the life tenancy of the present
owner Karl Johnson, and that an affidavit is to be filed with the
County Recorder, stating that in the event that the present owner
sells or no longer owns the property, the carport shall conform to the
Building and Zoning Codes.

* Karl Johnson
4233 Rhodes Avenue
Studio City, CA 91604

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 1 P.M. OCT 26 1982
PAST.

as it relates to the following described real property located in the City of
Los Angeles, State of California:

Tract #6891, Lot 19, Blk J
(Legal Description)

as per map recorded in Book 75 Page 61 records of Los Angeles County,
and known as 4233 RHODES AVENUE
(Job Address)

Branch Office LA
District Map 7347
BAS Affidavit No. _____
BOARD FILE NO. 825759

BOARD OF BUILDING & SAFETY COMMISSIONERS

By M. G. Dell Quadri
Secretary of the Board of Building
and Safety Commissioners

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On this 28th day of October, 19 82, before me, a notary public in
and for the said County and State, personally appeared M. G. Dell Quadri
known to me to be the Secretary of the Board of Building and Safety Commissioners
of the City of Los Angeles, who executed the foregoing instrument and acknowledged
to me that said Board executed the same.



WITNESS my hand and official seal:



Rosary Ornelas
Notary Public in and for the County of
Los Angeles, State of California

Los Angeles County, California 90012-2477-5
Address: Studio City, CA 91604

EXHIBIT B

Recording Requested by, and Recorded Document to be forwarded to	11/29/07  20072628622	ler's USE ONLY 
City of Los Angeles Bureau of Engineering Central Records Section 1149 S. Broadway Basement Level, B-10 Los Angeles, CA 90015		
WAIVER OF DAMAGES AND INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS – COVENANT TO RUN WITH THE LAND		
WHEREAS, <u>Karl Johnson</u>		
is the Owner of real property, located at <u>4233 Rhodes Avenue</u> in the City of Los Angeles, County of Los Angeles, State of California, described as <u>Lot 19 of Tract 6891</u>		
in the office of the County Recorder of the County of Los Angeles in Book <u>75</u> Page(s) <u>61/62</u> of Maps which land is bounded by or subject to an easement and right of way owned by the City of Los Angeles, and WHEREAS, said Owner has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to <u>Continue use and maintenance of existing encroachments located within the public right-of- way along the said lots frontage. The encroachments are located within the 10'-0" parkway of a 15'-0" border. The remaining 5'-0" is an existing sidewalk that shall remain clear at all times. The encroachments span for a length of 42'-0", consisting of pavers and miscellaneous artwork, including two planters with clay artwork 3'-6" high with a 10' x 9' base, a bench with a 5' high sculpture, 10' x 8' base, an 8' high sculpture, 9' x 7' base, and a flag pole with a 3' x 3' base per attached pictures.</u>		
in the right of way or easement at the above described property.		
NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the public right of way or easement, the undersigned owner, and for owner's heirs, successors in interest and assignees, does hereby agree as follows.		
1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss or expense of whatsoever kind an nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance over said property		

Continuation Sheet for:

3

**WAIVER OF DAMAGES AND INDEMNIFICATION AGREEMENT AND RIGHT OF
INGRESS AND EGRESS – COVENANT TO RUN WITH THE LAND**

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to vehicles, or any adjacent properties, or related to permissive use granted, by virtue of the use, construction, maintenance or other act within said easement and right of way or under authority of said City

3) To cease such use, and restore the affected right of way and easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit

4) This permission is not in lieu of and in no way relieves the property owner, and owner's heirs, successors in interest or assigns from contributing to or assessments for City improvements at, in, on or about said right of way and easement

5) This agreement shall remain in full force and effect until released by the City Engineer of the City of Los Angeles

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said owners or the City of Los Angeles

IN WITNESS WHEREOF, the Owner has caused these presents to be executed this

29th Day of Nov 2007

NAME

KARL W JOHNSON

Print or Type

Signature

NAME

KARL WILLIAM JOHNSON

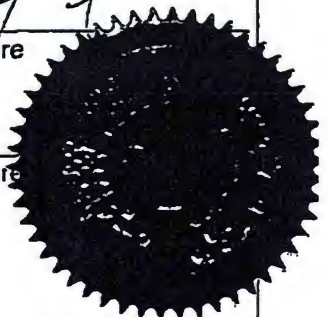
Print or Type

Signature

NAME

Print or Type

Signature



4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss

On 11/29/07 before me, Ferei Doon Saadat
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Karl William Johnson
Name(s) of Signer(s)

☐ personally known to me



☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Please Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document _____

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
☐ Individual
☒ Corporate Officer — Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____


Signer Is Representing _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name _____
☐ Individual
☐ Corporate Officer — Title(s) _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

<p>Recording Requested by, and Recorded Document to be forwarded to</p> <p>City of Los Angeles Bureau of Engineering Central Records Section 1149 S. Broadway Basement Level, B-10 Los Angeles, CA 90015</p>	<p>For Recorder's USE ONLY</p> <p>12/05/07</p>  <p>20072670649</p>
<p>WAIVER OF DAMAGES AND INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS – COVENANT TO RUN WITH THE LAND</p>	
<p>WHEREAS, <u>Karl Johnson</u></p>	
<p>is the Owner of real property, located at <u>4233 Rhodes Avenue</u> in the City of Los Angeles, County of Los Angeles, State of California, described as <u>Lot 19 of Tract 6891</u></p>	
<p>in the office of the County Recorder of the County of Los Angeles in Book <u>75</u> Page(s) <u>61/62</u> of Maps which land is bounded by or subject to an easement and right of way owned by the City of Los Angeles, and WHEREAS, said Owner has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to</p> <p><u>Continue use and maintenance of existing encroachments located within the public right-of- way along the said lots frontage. The encroachments are located within the 10'-0" parkway of a 15'-0" border. The remaining 5'-0" is an existing sidewalk that shall remain clear at all times. The encroachments span for a length of 42'-0", consisting of pavers and miscellaneous artwork, including two planters with clay artwork 3'-6" high with a 10' x 9' base, a bench with a 5' high sculpture, 10' x 8' base, an 8' high sculpture, 9' x 7' base, and a flag pole with a 3' x 3' base per attached pictures.</u></p>	
<p>in the right of way or easement at the above described property,</p>	
<p>NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the public right of way or easement, the undersigned owner, and for owner's heirs, successors in interest and assignees, does hereby agree as follows</p>	
<p>1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance over said property</p>	

Continuation Sheet for

3

**WAIVER OF DAMAGES AND INDEMNIFICATION AGREEMENT AND RIGHT OF
INGRESS AND EGRESS – COVENANT TO RUN WITH THE LAND**

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3) To cease such use, and restore the affected right of way and easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit

4) This permission is not in lieu of and in no way relieves the property owner, and owner's heirs, successors in interest or assigns from contributing to or assessments for City improvements at, in, on or about said right of way and easement

5) This agreement shall remain in full force and effect until released by the City Engineer of the City of Los Angeles

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said owners or the City of Los Angeles

IN WITNESS WHEREOF, the Owner has caused these presents to be executed this

Dec 4, 2007 Day of 4th Day of December 2007

NAME

KATH WILLIAM JOHNSON

Print or Type

[Signature]
Signature

NAME

Print or Type

Signature

NAME

Print or Type

Signature

Continuation Sheet for

4

**WAIVER OF DAMAGES AND INDEMNIFICATION AGREEMENT AND RIGHT OF
INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

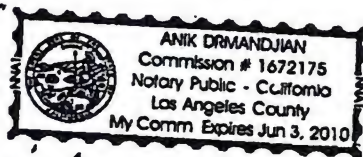
On this 4th day of DEC., 2007, before me, Anik DRMANDJIAN
a Notary Public in and for said county and State, personally appeared

KARL WILLIAM JOHNSON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), of the entity upon behalf of which the person(s) acted, executed the
instrument

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THE DAY AND YEAR HEREINABOVE FIRST WRITTEN

(Seal)



COMMISSION
My license expires on JUNE 03, 20 10

Anik Drmandjian

Notary Public in and for said County and State

Waiver of Damages Prepared in the City of
Los Angeles on November 20, 2007

Plan No _____

Y-Map No 1060-A

BY _____

Drainage Map No 442

Ali Nahass
Valley District Office
Bureau of Engineering

District Map No 165B165

☐ Plans Submitted

Waiver Number W- _____